

BUYING A RAWSON HOME & LAND PACKAGE



Your step-by-step guide to purchasing your new home

<p>1. Make an appointment with a member of our Sales Team. You'll need to come prepared to your appointment with:</p> <ul style="list-style-type: none">• Your preferred lot(s);• Solicitor details; and• Proof of identity for the purpose of contract details.	<p>Your appointment date and time is:</p> <hr/>
<p>2. In order to secure the house and land package you have selected a reservation fee of \$2,000 is payable to Rawson Homes. This secures your lot for two weeks.</p> <p>Should you decide not to proceed or if exchange does not occur within 14 days you will forfeit the non-refundable amount of \$1500 from your reservation fee.</p>	<p>Your date of reservation is:</p> <hr/>
<p>3. Within 2-3 business days of receiving the reservation fee, we will arrange for a land contract and a building contract to be sent to your nominated solicitor/conveyancer.</p> <p>You now have two weeks to exchange in order to secure your new home and land package. To do this you will need to:</p> <ul style="list-style-type: none">• Sign the building contract and pay 5% of the total value of the building contract; and• Sign the land contract and pay 5% of the price of the land. <p>We offer an optional building contract signing appointment if you would like the opportunity to discuss any questions you have before signing the building contract.</p>	<p>You will need to exchange your land and building contracts by:</p> <hr/>
<p>4. Congratulations! Now you are on the road to building your dream home. As your settlement date approaches, we will be in contact to arrange your Internal, Electrical and Tile selection appointments in which you'll have the opportunity to put your personal touches on your new home.</p> <p>We will also start gathering the documentation for your Development Application (DA) so we are ready to submit to council as soon as permissible.</p>	<p>Expect to hear from us about 4 months before the estimated date of registration (below)</p>
<p>5. Your solicitor/conveyancer will be notified by the developer when your land is registered and within 14 days of this notice you will need to pay the remaining balance of the land price only.</p>	<p>The estimated date of registration for your land is:</p> <hr/>

<p>6. Once you have settled on your block (i.e. paid the balance of the land price), Rawson will submit your development application (DA) for approval. Once approved, we will then lodge your Construction Certificate (CC) for approval.</p>	<p>Depending on the Council, and the complexity involved, this process will generally take 6-10 weeks.</p>
<p>7. In order to commence construction Rawson will need to have received from you the following:</p> <ul style="list-style-type: none"> • Evidence of your formal loan approval and total amount of your construction loan; • Evidence of any shortfall between the total building price and your construction loan. This can be in the form of a bank statement and these funds must be cleared funds in an Australian Bank Account in your name/s; • An Authority to Commence Construction (ACC) from your lender; • Signed construction plans; • Signed colour selections if not already part of your contract; and • Signed variations, if applicable 	<p>Your estimated date of construction commencement is:</p> <hr/>
<p>8. Upon receipt of your DA, CC and the documents listed above in Item 7, Rawson Homes will then commence building on your site and progress payments will be applied as per the building contract payment stages.</p> <p>They are as follows:</p> <ul style="list-style-type: none"> • 25% following completion of slab (minus the 5% deposit previously received) • 18% following completion of framework • 18% following completion of brickwork • 17% following completion of internal linings • 12% following the completion of fix out • 10% at practical completion. <p>Before payment of your practical completion progress claim you will be given the opportunity to walk through your home to identify any defects which need to be rectified prior to handover of the home and payment of the practical completion claim. On handover, your site supervisor will walk you back through the home to confirm that all the defects identified previously have been fixed and walk you through operation of your appliances etc.</p>	<p>Your estimated date of construction completion is:</p> <hr/>
<p>9. Organise your friends and family to join you for a party! Now this is the exciting time when you take the keys to your brand new Rawson home!</p>	

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